



**TOWN OF KNIGHTDALE**  
**PLANNING AND ENGINEERING COMMITTEE**  
**Meeting Minutes**

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950 Steeple Square Court, Knightdale, North Carolina 27545

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**February 14, 2011**

**ITEM I. CALL TO ORDER**

**...Councilor Gleason called the meeting to order at 5:59 PM, Monday February 14, 2011.**

**ATTENDING:** Councilor Gleason, Brett Zick, Doug Taylor, Chris Hills,  
Jennifer Currin, Brad Johnson

**ITEM II. APPROVAL OF MINUTES**

**...Councilor Gleason moved to approve the minutes by acclamation.**

**ITEM III. OLD BUSINESS**

1. First Avenue Phase I  
Right of way acquisition package submitted to DOT this week.
2. Knightdale Park  
Master Plan approved at TRC two weeks ago. CDs expected in March.  
Town staff is pursuing CBDG monies for playground, expected to be around \$200,000.
3. Mingo Creek Greenway  
The committee discussed alignment issues south of Planter's Walk. The Committee may be asked to have an opinion of alternatives. Mr. Hills explained the alignment following behind homes on Clay Hill Dr. and possible mitigation through fencing and other options. Mr. Zick expressed concern that fences may not have much value. Councilor Gleason noted that backyards might be a good option, but proper vetting and analysis should be conducted.
4. Non-Conforming Street Frontages  
Ms. Currin explained the proposed policy. Mr. Hills elaborated that the proposal was a combination of Morrisville and Raleigh's policies. The committee was comfortable with the synergy approach. Mr. Hills noted that at there were opportunities for fee in lieu.

The committee discussed alternatives that would encourage compliance with the UDO in addition to public infrastructure investments, particularly on the front façade. Mr. Hills noted that staff would look at the 'low hanging fruit' in the Unified Development Ordinance and roll it into this policy to ensure compliance. Mr. Taylor was concerned about businesses that had invested under the current policy.

Mr. Hills noted the plan would probably come before council in March.

#### ITEM IV. NEW BUSINESS

1. Land Use Administrator Changes

Mr. Hills explained the new policy and how it would apply, explaining that it was prompted by the handling of certain undefined uses over the last year. It would head to council next year.

**... Mr. Zick moved to recommend the changes, Councilor Gleason seconded it. The motion carried unanimously.**

2. Water Allocation Policy (WAP)

Mr. Hills explained that the WAP was to be reviewed every May and explained developments in the last year:

a. Amendments have been well received over the last year.

The addition of public art has been particularly successful.

b. Apartment communities

Given the number potentially on the table, there could be additional standards applied that relate to proximity, public sector improvements for the anticipated citizens, and clarifications of how things tie together.

Mr. Hills expressed that he is currently looking for ideas for how to improve the policy.

The committee discussed apartments in Knightdale and the 600 units built in the last two years

Mr. Zick was particularly interested in ensuring that public improvements were made that reflected the community nature of apartment homes.

#### ITEM V. OTHER BUSINESS

Mr. Hills reviewed the planning notes.

Mr. Zick noted a tree being run over, and asked about the proper procedure for replacement.

Ms. Currin noted the renovation of a home for a TV show.

#### ITEM VI. ADJOURNMENT

**...Mr. Zick moved to adjourn. Mr. Taylor seconded. Without objection, the meeting was adjourned at 6:50.**

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Attest, Councilor Gleason

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Clerk to the Planning and Engineering Committee, Brad Johnson